



AGENDA

DESIGN REVIEW BOARD

**Friday, July 24, 2009, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840**

1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
 - John Nichols – June 5, 2009
 - Hunter Goodwin – June 5, 2009
3. Consideration, discussion and possible action to approve meeting Minutes.
 - May 8, 2009 DRB Minutes
 - May 22, 2009 DRB Minutes
 - June 5, 2009 DRB Minutes
4. Presentation, discussion, and possible action regarding a waiver request to Section 5.6.B.6 of the Unified Development Ordinance relating to off-street parking for a proposed multi-family development located at 401,403, and 405 Second Street. Case #09-00500144 (LH)
5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, July 24, 2009 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2009 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2009 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2009.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2009.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
Friday, May 8, 2009
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: John Nichols, Ward Wells, Hunter Goodwin, Alan King, and Katy Jackson

Staff Present: Staff Planners Matt Robinson, Lauren Hovde, and Jason Schubert, Intern Felix Landry, Planning Administrator Molly Hitchcock, Assistant Director Lance Simms, and Staff Assistant Nicole Padilla

Others Present: Jane Kee, Natalie Ruiz, Mark Lindley, Carlos Delgado, Skylar Bell, and David Cooper

AGENDA ITEM NO. 1: Call to order.

Chairman Nichols called the meeting to order at 11:00 a.m.

AGENDA ITEM NO. 2: Possible action and discussion to approve meeting minutes for March 13, 2009.

Alan King motioned to approve the meeting minutes. The motion was seconded by Ward Wells and passed (5-0).

AGENDA ITEM NO. 3: Presentation, possible action, and discussion on a sign package for Sonic Drive-In, located at 512 Harvey Road and generally located in the Wolf Pen Creek District between Rudy's and Ozona. Case #09-00500032 (LH)

Lauren Hovde, Staff Planner, presented the request for the installation of Pop Board display inserts and a cherry limeade sign on the Sonic Drive-In located at 512 Harvey Road.

Carlos Delgado, Applicant, explained to the Board Members that the Pop Board display inserts will be on the side of the building while the cherry limeade sign was to be mounted on

the front of the building. He further explained that the signs proposed are meant to be eye-popping, but he does not feel that they are a distraction.

There was general discussion on what types of pictures are normally used for the display inserts and what pictures may be used in the future.

Ward Wells motioned to approve both items with the condition that the Pop Board inserts may be periodically changed, but that they display only Sonic product promotions. The motion was seconded by Katy Jackson; motion passed (5-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion on a sign package for The Lofts at Wolf Pen Creek, located at 614 Holleman Drive East, generally located on the southwest corner of the intersection of Holleman Drive East and Dartmouth Street in the Wolf Pen Creek District. Case #09-00500067 (JS)

Jason Schubert, Staff Planner, presented the request for a general sign package for The Lofts at Wolf Pen Creek. He informed the Board Members that due to a Zoning Board of Adjustments meeting held previously that week, the number of sign items presented to the Design Review Board had been limited to canopy letters to be located in front of the private clubhouse entrance facing Holleman Drive East and the flag-mount pole sign to be located in the plaza area in front of the commercial uses.

Board Members discussed the type of signs allowed in the Wolf Pen Creek District and their authority in the review of the two signs.

Jane Kee, of the IPS Group, made a presentation of the proposed signs and illustrated to the Board Members how the completed project will look. She further explained that the signs were to be part of the architecture of the building. Ms. Kee then informed the Board Members that the original intent was to bring the entire sign package to the Design Review Board first because she felt that design was very important to her project. She continued that the goal was to explain to the Zoning Board of Adjustments, that like Northgate, the project needed a sign design that not only would appeal to the vehicular traffic but also to pedestrian traffic.

There was general discussion on vertical signs and the practicality of those signs for pedestrians.

Ms. Kee advised the Board Members that she was hoping to make an application for a rehearing before the Zoning Board of Adjustments for two reasons. The first reason, she explained, was because there was information she felt that was not presented that the Zoning Board Members did ask about and the second reason is because despite staff's comments, this was not an ordinance re-write issue. She asked the Board Members if they [IPS Group] were even on the right track in thinking about using the sign design that the Zoning Board of Adjustment did not grant a variance to because at that intersection there is so much of a pedestrian focus.

Lance Simms, Assistant Director of Planning and Development Services, advised the Board Members that he was not comfortable with Ms. Kee taking each individual board member's comments and presenting those comments to the Zoning Board of Adjustment as new information. He further explained that the only way staff would accept the Board Member's comments to be presented to the Zoning Board of Adjustments would be if there was a formal motion made and voted on, which the Board could not do because there was no item on the agenda for such motion.

Hunter Goodwin stated that the Design Review Board had seen this project three or four times and that he does not understand why the sign package was not brought to the Design Review Board to begin with or at least brought before them to get the Board Member's spirit of intent. He went on to explain that he felt that was not a good decision on staff's part.

Assistant Director Simms explained that the Design Review Board does not have the authority to grant sign variances, therefore it was presented to the Zoning Board of Adjustments first because it did not make sense to allow the Design Review Board to hear an item that was not even allowed in the district.

Molly Hitchcock, Planning Administrator, reminded the Board Members that the items that the Design Review Board had held discussions on before had originally met the ordinance and had not required a variance from the Zoning Board of Adjustments as this item had.

Chairman Nichols stated he was not comfortable going on record with his comments to be used to influence the Zoning Board of Adjustments.

Alan King motioned to approve the canopy letters and the flag-mount pole signs as submitted. Ward Wells seconded the motion; motion passed (5-0).

AGENDA ITEM NO. 5: Presentation, possible action, and discussion on a sign package for Ozona Grill & Bar Restaurant, located at 520 Harvey Road and generally located in the Wolf Pen Creek District between Sonic and Carino's Restaurant. Case #09-00500085 (MR)

Matt Robinson, Staff Planner, presented the item stating the Applicant has requested to replace the existing freestanding monument sign along Harvey Road. He further explained that the Applicant had submitted two options, both utilizing the company's new branding.

Skylar Bell, owner of Ozona Bar and Grill, explained to the Board Members that the new sign would match the trademark of his other locations in Dallas. He further explained that they submitted two proposals to work with the constrictions of the Wolf Pen Creek area. He answered questions in general from the Board Members.

There was general discussion by the Board Members of the amount of illumination used for the sign. Board Members requested that Applicant present revised proposals using less illumination on the sign.

Alan King motioned to deny both options as submitted. Ward Wells seconded the motion; motion passed (5-0).

AGENDA ITEM NO. 6: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None

AGENDA ITEM NO. 6: Adjourn

Alan King motioned for adjournment. Ward Wells seconded the motion; which passed (5-0).

Meeting adjourned at 12:25 p.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Padilla, Staff Assistant



Minutes
Design Review Board
Friday, May 22, 2009
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Acting Chairman Ward Wells, Hunter Goodwin, Alan King, Jason Kinnard, and Katy Jackson

Staff Present: Senior Planner Jennifer Prochazka, Staff Planner Lauren Hovde, and Staff Assistant Nicole Padilla

Others Present: Andrew Hawkins, Mark Sweiden, and Robert Spann

AGENDA ITEM NO. 1: Call to order.

Acting Chairman Wells called the meeting to order at 11:05 a.m.

AGENDA ITEM NO. 2: Consider Absence request

~ Jason Kinnard – May 8, 2009

Hunter Goodwin motioned to approve the absence request. Katy Jackson seconded the motion; which passed unopposed (4-0).

AGENDA ITEM NO. 3: Presentation, discussion, and possible action regarding a waiver to Section 5.6.B.3 of the Unified Development Ordinance related to façade changes on a historic property located at 106 College Main in the Northgate District. Case #09-00500087 (LH)

Lauren Hovde, Staff Planner, presented the item stating that the Applicant is proposing to add a third floor/roof-top bar which requires a waiver to Section 5.6.B.3.b of the UDO. She further explained that this section requires historic character of a property to be retained and preserved.

Andrew Hawkins, Applicant, advised the Board Members that the intent of the project was to add a rooftop bar while keeping the historic character, as well as addressing the comments from the Design Review Board member on the Corner Bar's rooftop bar. He answered questions in general from the Board Members.

There was general discussion about the proposed materials and colors for the addition.

There was general discussion to table the item as submitted so that the Applicant could revise the colors and materials to match the existing building. Board Members also discussed and agreed to schedule a meeting for June 5, 2009 to allow the Applicant to present revised plans.

Alan King motioned to table the item as submitted. Hunter Goodwin seconded the motion; motion passed (5-0).

AGENDA ITEM NO. 4: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None

AGENDA ITEM NO. 5: Adjourn

Alan King motioned for adjournment. Hunter Goodwin seconded the motion; which passed (5-0).

Meeting adjourned at 11:50 a.m.

APPROVED:

Ward Wells, Acting Chairman

ATTEST:

Nicole Padilla, Staff Assistant



Minutes
Design Review Board
Friday, June 5, 2009
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Acting Chairman Ward Wells, Alan King, Jason Kinnard, and Katy Jackson

Staff Present: Senior Planner Jennifer Prochazka, Staff Planner Lauren Hovde, and Staff Assistant Amber Carter

Others Present: Andrew Hawkins and Jason Young

AGENDA ITEM NO. 1: Call to order.

Acting Chairman Wells called the meeting to order at 11:04 a.m.

AGENDA ITEM NO. 2: Consider Absence request

~ John Nichols – May 22, 2009

Katy Jackson motioned to approve the absence request. Jason Kinnard seconded the motion; which passed unopposed (4-0).

AGENDA ITEM NO. 3: Presentation, discussion, and possible action regarding a waiver to Section 5.6.B.3 of the Unified Development Ordinance related to façade changes on a historic property located at 106 College Main in the Northgate District. Case #09-00500087 (LH)

Lauren Hovde, Staff Planner, presented the request for a waiver to Section 5.6.B.3.b of the UDO for façade changes on a historic property to allow the Applicant to add a third floor/roof-top bar. She further explained that the Applicant submitted four different options for the Board Members' review since the item was originally tabled at the May 22, 2009, meeting.

Andrew Hawkins, Applicant, presented the four options to the Board Members. He described how the options ranged from most monochromatic to least based on comments from the Board Members from the previous meeting.

There was general discussion about the options presented by Mr. Hawkins.

Jason Kinnard motioned to approve the Building Elevations C Option with the condition of adding the black accent band on the building which appears in the Building Elevations B Option, that the railing be black, and that mill-finished aluminum trim be used for all other metal objects on the building. Hunter Goodwin seconded the motion; motion passed (5-0).

AGENDA ITEM NO. 4: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None

AGENDA ITEM NO. 5: Adjourn

Alan King motioned for adjournment. Katy Jackson seconded the motion; which passed (4-0).

Meeting adjourned at 11:14 a.m.

APPROVED:

Ward Wells, Acting Chairman

ATTEST:

Amber Carter, Staff Assistant

**DESIGN REVIEW BOARD
NORTHGATE DISTRICT
STAFF REPORT**

Project Manager: Lauren Hovde, Staff Planner
Email: lhovde@cstx.gov

Report Date: July 15, 2009
Meeting Date: July 24, 2009

**For
401,403,405 SECOND STREET (PARKING WAIVER) (09-00500144)**

Item: Presentation, discussion, and possible action regarding a waiver request to Section 5.6.B.6 of the Unified Development Ordinance relating to off-street parking for a proposed multi-family development located at 401,403,and 405 Second Street in Northgate.

Zoning District: NG-3, Residential Northgate

Location: 401,403,405 Second Street, located at the corner of Second and Cherry Streets, next to Traditions Apartments

Applicant: Jane Kee, IPS Group

Item Summary: The applicant is seeking a waiver to Section 5.6.B.6.c of the Unified Development Ordinance (UDO) Off-Street Parking Standards which states: "Off-street parking facilities for residential uses shall meet 75% of the number of specified parking requirements of Section 7.2.H Number of Off-Street Parking Spacing Required." Section 7.2.H requires a total of 50 parking spaces for 33 one-bedroom units in a multi-family development. Since the UDO allows multi-family developments in Northgate to provide 75% of the number of parking spaces required in Section 7.2.H, the proposed development is required to provide a minimum of 38 spaces.

The applicant is requesting an 8% reduction resulting in the construction of 35 spaces. Section 5.6.B.14.m gives the Design Review Board authority to approve a reduction in parking for residential uses if a parking study supports the reduction based on reasonable assumptions of parking availability. The applicant has applied for this reduction on the basis that the multi-family development will be gated without the addition of an entry key pad. Residents will be assigned a card to scan which will allow them to access the reserved parking area. This is intended to prevent any visitor vehicles from entering the development. It does not take into account that there may be more than one resident in a unit that has a need to park. Though this development, which contains 33 one-bedroom units and an apartment office, may be sufficiently served by this parking area, the reduction will virtually eliminate the possibility for multiple residents of a one-bedroom unit to each park a vehicle, or the possibility for visitors to park.

Item Background: At this time, there has not been a formal site plan submittal. All discussions that have taken place have been in regards to preliminary drawings. Therefore, there has not been a review of this site to ensure that all other Northgate ordinances are being met. Due to the major impact the Board's decision will have on the design of this site, the applicant requested that they be allowed to make the request prior to solidifying the site layout. As the applicant stated in their application, the need for a parking reduction was caused from the dumpster being located at the rear of the building which is a Northgate requirement. Considering the applicant's design, either a variance to the dumpster location would need to be sought that would allow them to place the facility closer to Second Street or a parking waiver would need to be sought to reduce the number of parking to accommodate the setback dumpster location.

Recommendation: The applicant wishes to minimally serve the proposed development with a surface parking lot containing 35 spaces. While this concerns Staff, we also believe it would be better to reduce the number of available parking spaces by three rather than move the dumpsters closer to Second Street, which is meant to be a pedestrian corridor. Staff recommends approval of the requested parking waiver for the proposed multi-family development at 401, 403, and 405 Second Street.

Issues/Items for Review:

1. Parking waiver. Section 5.6.B.14.m gives the Design Review Board authority to approve a reduction in parking for residential uses if a parking study supports the reduction based on reasonable assumptions of parking availability.

Supporting Materials:

1. Location Map
2. Application and Parking Study
3. Copy of site plan



FOR OFFICE USE ONLY

CASE NO.: 001144

DATE SUBMITTED: 2/12/09

**DESIGN REVIEW BOARD
APPEALS & WAIVERS APPLICATION**

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ \$150 Application Fee
- ☒ Application completed in full.
- ☒ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Pre-application Conference: March 13, 2009

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name: Jane Kee, IPS Group
Street Address: 511 University Dr. East Suite 205, College Station, TX 77840
E-Mail Address: jane@ipsgroup.us
Phone Number: 846-9208 Fax Number: 280-3664

DEVELOPER'S INFORMATION:

Name: Tom Herbelin 16800 Westgrove, Suite 100, Addison, TX 75001
E-Mail Address: tomh@bellortdew.com
Phone Number: 214-285-8886 ext. 116 214-802-1922 cell

PROPERTY OWNER'S INFORMATION:

Name: Charles H. Szabuniewicz 3801 5TH ST Bryan, TX 77801-4554
E-Mail Address: Phone Number:

LOCATION OF PROPERTY:

Address: 401,403,405 Second Street
Lot Block Subdivision: Lots 5,6,7,8, Block 20, Boyett

CURRENT ZONING OF SUBJECT PROPERTY: NG3

APPEAL/WAIVER REQUESTED: (Circle One)

Northgate Requirements

Applicable Ordinance Section: 5.6.c

Explanation of appeal/waiver request:

This is a small development with 33 efficiency units in the proposed complex. Each unit is approximately 390 SF and is designed for one individual. The development is located in a largely pedestrian area and the parking provided is for residents only. The developer is proposing to have an access gate that will allow residents only to enter the parking area, if the City allows a reduced throat depth for the gate. Even without the gate, the parking area will be signed for residents only.

This reduction in parking allows the dumpster to be moved farther to the rear of the buildings in compliance with the Northgate regulations and allows for proper placement of the electrical transformer on the site.

The proposed 35 spaces meet the parking demand for this particular development which is designed for 33 residents. There will be no visitor parking allowed within the parking area. The intent is to protect the parking area for residents only. Providing 35 spaces rather than 38 will have no impact on the surrounding area, however as there is parking allowed on adjacent residential streets and in the parking garage nearby.

GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

Reduce required parking from 38 (rounded up from 37.125) to 35 spaces for a multi-family development in Northgate (8% reduction).

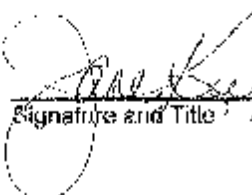
The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

To require two more spaces will impact the development such that units would have to be eliminated which is contrary to the UDO intention to implement the Northgate Plan calling for redeveloping properties into higher residential densities.

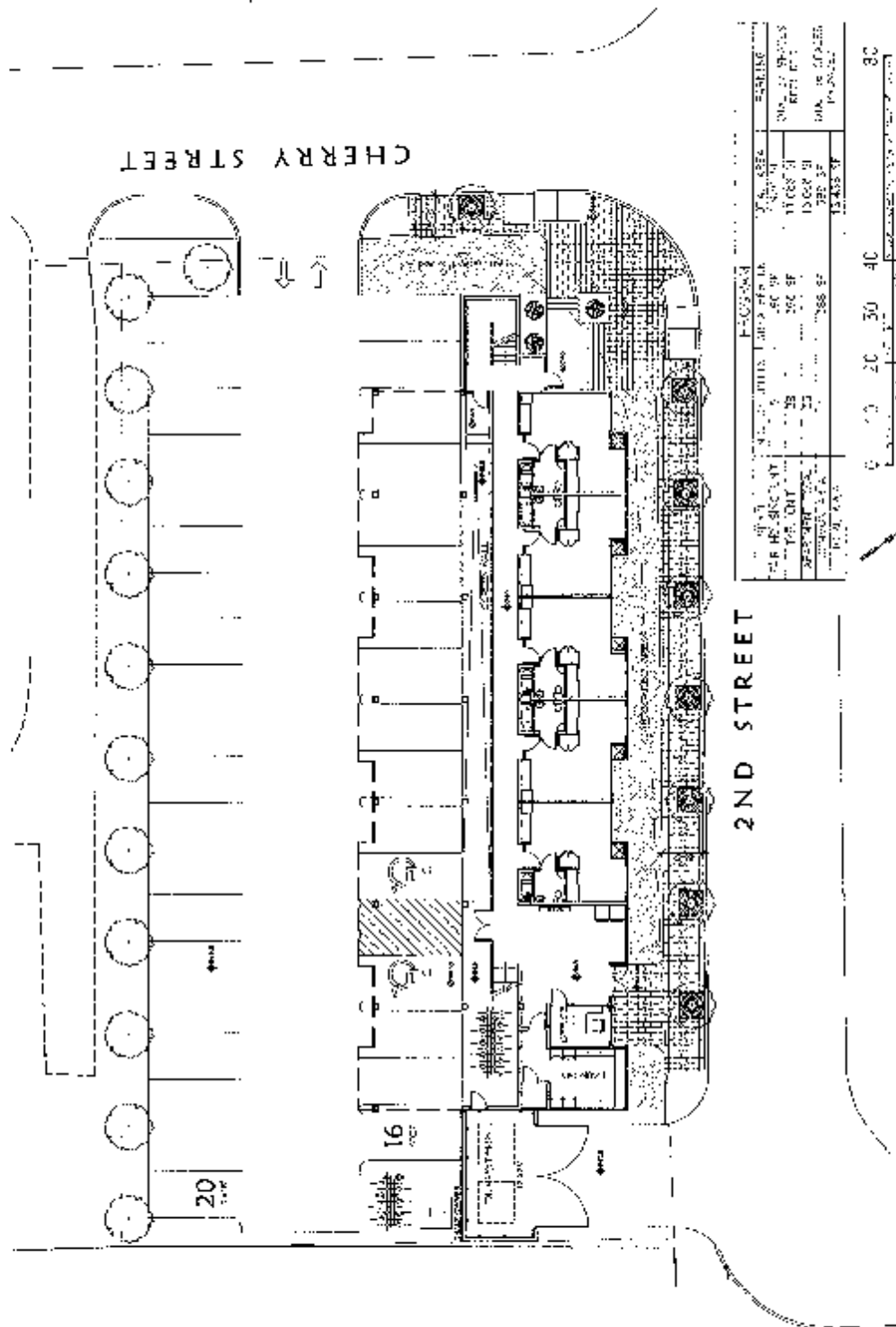
The following alternatives to the requested variance are possible:

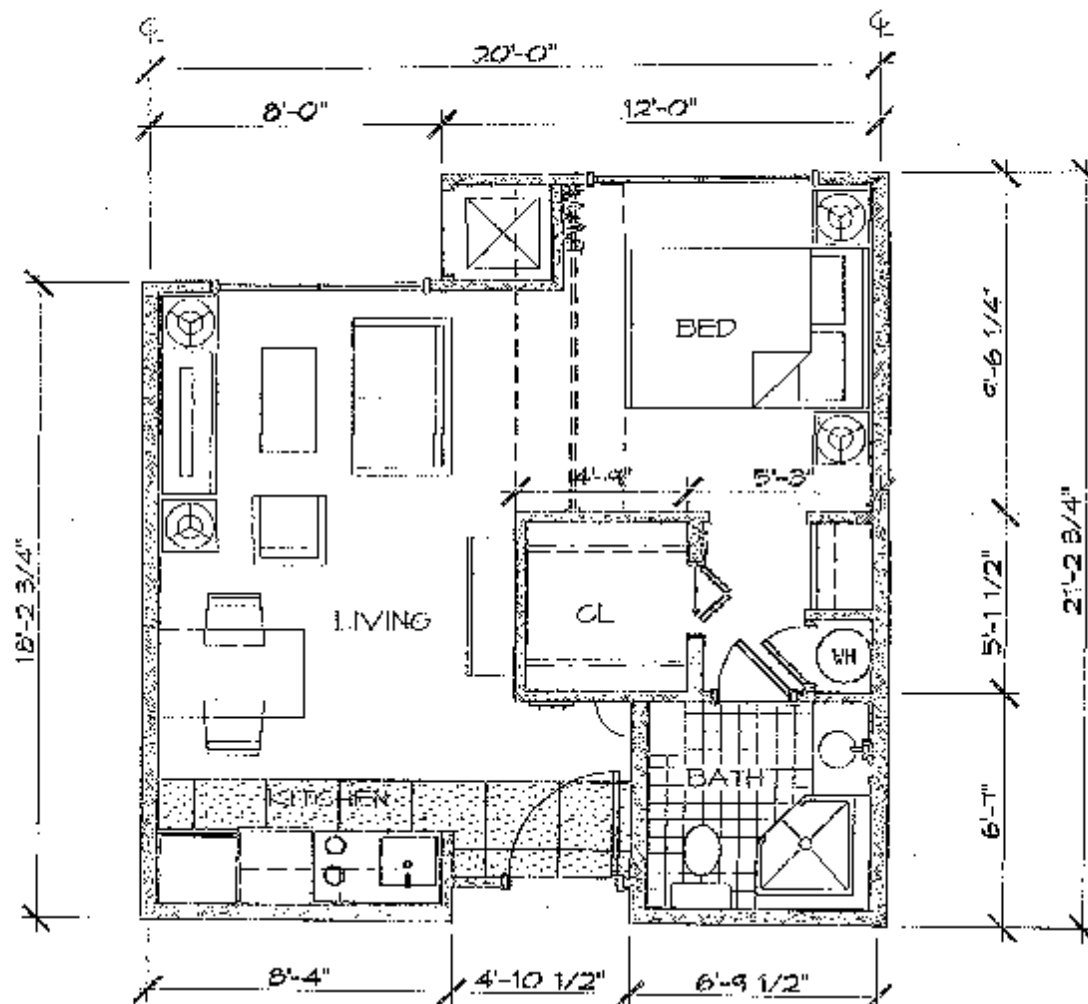
The dumpsters could be moved closer to Second Street and one additional parking space could be gained. This is contrary to the Northgate Design guidelines which attempt to locate dumpster facilities as far from the roadway as possible to limit visibility.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.


Signature and Title

7-6-09
Date





TYPICAL UNIT PLAN

396 SQUARE FEET

401 2nd STREET APARTMENTS

COLLEGE STATION

5646 Milton Street, Suite 840 - Dallas, Texas 75206 - 214.953.0042 YH, 214.953.0702 FAX

CARRELL
POOLE
& YOST
 architects

DRAWN BY:	YH
CHECKED BY:	EY
DATE:	06/09/09
REVISIONS:	09/24/09
SHEET NO.:	5-1